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HERBERT B. DIXON
State Representative ~ District 26

July 18, 2012

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**LOUISIANA HOUSING
CORPORATION**

Dear Mayor and City Council:

The citizens of South Alexandria are voicing major concerns regarding the Domingue-Miller/Hodges Stockyard property development. Many residents of District 26 that live along the Lower Third Street corridor have contacted my office seeking in depth answers to questions on the residential and commercial development. As a homeowner that live on Third Street, I have invested a substantial amount of time as a State Representative in seeking avenues to improve an area of Alexandria which has been ignored for many years.

Currently, South Alexandria is dotted by many dilapidated homes, abandon structures, and little green spaces to promote and develop home ownership. The New Horizons Development and Third Street Partners effort to provide residential units is admirable, but it must be explained in a context that reveals long-term efforts to improve home ownership and business opportunities for the area. The recent United States census shows a decline in population in the South Alexandria area. For businesses to succeed in the Lower Third area and in South Alexandria in general it is imperative to have a short and long term plan on how to improve home ownership.

In the Special Planned Activity Redevelopment Corridors (S.P.A.R.C.) Summit of December 2010, Mayor Jacques M. Roy stated, "Here in Alexandria, we decided to confront our problems directly and quickly. If Alexandria is to compete for jobs and opportunities in the 21st century, then we must be willing and able to transform Alexandria to a 21st century city." He continued, "S.P.A.R.C. is only a first step. S.P.A.R.C. is primarily concerned with improving the quality of our built environment." If this is one of the next steps to improving our built environment in South Alexandria, it must be a shared experience with citizens of this community.

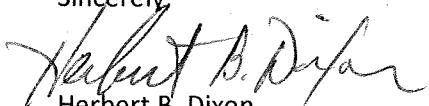
I am strongly recommending that no action be taken on the New Horizons Development and Third Street Partners project at the Domingue-Miller/Hodges Stockyard property until an open public forum that include the citizens from South Alexandria, council members, business interest and the administration of the city can respond to concerns that include, but are not limited to the following:

- (1) Identify specific changes to the original proposal.
- (2) Identify the type and number of residential units to be developed.
- (3) Identify the amount of acres to be used to develop business opportunities for a commercial strip shopping center that would feature a grocery store, pharmacy, sheriff sub-station, restaurants, salons and other retail opportunities.
- (4) Provide update on drainage projects to accommodate the development.

- (5) Detail the city plan to increase home ownership in South Alexandria.
- (6) Provide the city plan to encourage a balance mixture of housing stock (home ownership, moderate income homes, and multi-family housing).
- (7) Explain the city plans to eliminate dilapidated housing and abandon structures in South Alexandria.

The Third Street-Highway One corridor should be a vibrant gateway to Alexandria. Citizen input and the desires they have for built improvements to South Alexandria should be paramount in any decision made by the council and administration.

Sincerely,



Herbert B. Dixon

State Representative
District 26